

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/2 ALFRED STREET ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

3/2 ALFRED STREET ASPENDALE VIC 3195	\$810,000	13-Sep-24
16/120-122 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$750,000	19-Sep-24

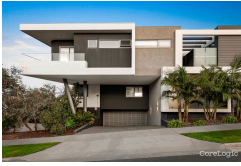
OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 January 2025



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**3/2 ALFRED STREET ASPENDALE  
VIC 3195**

Sold Price

**\$810,000**

Sold Date

**13-Sep-24**

2 1 -

Distance

**0km**



**16/120-122 NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

Sold Price

**\$750,000**

Sold Date

**19-Sep-24**

1 1 -

Distance

**1.74km**

RS = Recent sale

UN = Undisclosed Sale

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